

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS
AND CHAIR HILDA SOLIS**

AGN. NO.

MARCH 22, 2016

**Providing Alternatives to Incarceration and Hospitalization for Homeless People Living
on Skid Row and Struggling with Chronic Alcoholism**

There are a significant number of homeless individuals in Skid Row who are incapacitated due to severe and chronic alcoholism. Many of these individuals can be seen unconscious on the sidewalks, staggering across busy streets, and generally in an extremely disheveled and impaired condition.

Currently, in Skid Row there is no site that specializes in receiving and stabilizing chronic alcoholics. Consequently, these individuals are either picked up by the police due to their erratic and sometimes threatening behavior or by ambulance as a result of a 911 call.

The Los Angeles Fire Department's (LAFD) records indicate that there is a large cohort of individuals who are picked up and transported to the hospital as many as 50 times per year, with a high proportion of those calls related to chronic intoxication. Nearly all of the ambulance transports from Skid Row arrive at the LAC+USC Medical Center emergency room (ER). Once at the ER, the LAFD emergency medical technician (EMT) must wait in the emergency room until the patient is received by ER staff, often resulting in an up to six-hour wait for the EMT known as "wall time". In nearly all of these cases, the patient is evaluated, determined to be intoxicated, provided fluids and other treatments, and then released. This is a scenario that plays out hundreds of times a month with no meaningful intervention for the patient and at great cost to LAFD and the Los Angeles County (County) health care system.

- MORE -

MOTION

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On September 1, 2015, the Board of Supervisors directed that the new County Office of Diversion and Reentry, housed at the Department of Health Services (DHS), use a portion of its previously allocated diversion funds to create “[n]ew sobering center programs, with the first to be located in the Skid Row area...” (Directive 5.b.vi). The DHS Division of Housing for Health has identified a site in Skid Row that could be rapidly converted for use as a community diversion site for chronic alcoholics. This site would provide an alternative destination for both the police and fire department to send individuals whose primary presenting issue at the time of contact is severe intoxication. The site will also be accessible to street outreach workers and other community providers who come in contact with a severely intoxicated individual in Skid Row. The site identified for this program is located at 640/646 Maple Avenue and was recently vacated by the Department of Mental Health (DMH) after being used as the temporary quarters for the Downtown Mental Health Center. This site consists of a complex of modular buildings providing 9,500 square feet of program space that can be easily retrofitted for the Sobering Center’s needs. The County will continue to pay a monthly rent to lease the land but can reduce costs by purchasing the modular buildings once retrofitted for use by the Sobering Center. Once completed, a new 24-hour/7-day Sobering Center could provide approximately 8,000 visits a year to roughly 2,000 unduplicated clients.

The core goal of the Sobering Center will be to provide a safe place for chronic alcoholics in the Skid Row area to sober up and be linked to interventions that will help them break out of the destructive cycle through streets, jails, and hospitals. The length of stay will vary but generally range between eight and 23 hours. DHS is working in close collaboration with the Department of Public Health’s Substance Abuse Prevention and Control (SAPC) division and DMH to ensure there will be access to a full spectrum of follow-up care for individuals assisted by Sobering Center staff. The program will attempt to link all clients to longer-term treatment and housing options. The operational model for the program will include County-employed health professionals providing on-site health monitoring in conjunction with a community-based provider to deliver mental health, addiction, social work, and operational services.

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The approximately \$2M in one-time capital costs and \$3.4M in annual operational costs will be covered through previously allocated diversion funds and, to the maximum extent possible, leveraged Medicaid waiver dollars. Moreover, the new Sobering Center will help the County avoid millions of dollars in current costs incurred by the police, LAFD and hospital. For example, the County will avoid \$9.6M in annual costs if just 60% of the 8,000 Sobering Center visits are diverted from the hospital.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- 1) Consider the attached Negative Declaration together with the fact that no comments were received during the public review process, find on the basis of the whole record that the project will not have a significant effect on the environment and no adverse effect on wildlife resources, find that the Negative Declaration reflects the independent judgment of the Board of Supervisors to approve the Negative Declaration, adopt the Negative Declaration, and authorize the Chief Executive Officer (CEO) to complete and file a Certificate of Fee Exemption for the project;
- 2) Authorize and direct the Chief Executive Officer to execute amendments to the leases, and any other ancillary documentation, with Maple Avenue Investments, LLC and 646 S. Maple Holdings, LLC, (Landlords) necessary to effectuate the amendments to Lease No's. 78125 and 78126 which will include the following provisions:
 - a) Extend the lease term and Use A term for both leases to eight years for the continual use of the properties located at 640 South Maple Avenue and 646 South Maple Avenue, Los Angeles.
 - b) The combined maximum first year rent of \$173,040 (\$7,210 per month per lease) is subject to Consumer Price Index increases of no less than three percent and no greater than five percent annually. The rental and related costs are funded by the Department of Health Services and the new Office of Diversion and Re-entry funds.

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- c) Provide a reimbursable Tenant Improvement Allowance of \$900,000, payable via lump sum, or construction progress payments, to Landlord of Lease No 78125.
 - d) Authorize the Chief Executive Officer to amend Lease No. 78125 with a provision permitting reimbursement to the Landlord, or their approved assigned vendor, for work or services requested by the County.
 - e) Authorize the Landlord of Lease No. 78125, or his approved assigned vendor and/or Director of Internal Services, at the discretion of the Chief Executive Officer to acquire telephone and data systems at a cost not to exceed \$300,000. All of the telephone, data, and low voltage systems will be paid in a lump sum or financed over five years by the Telecommunications Equipment and Services Master Agreement.
- 3) Authorize and direct the Chief Executive Officer to execute a purchase agreement and any other ancillary documentation at a cost not to exceed \$570,000 plus any applicable governmental fees, transfer fees and taxes, with Pacific Mobile Structures, Inc. (Vendor) necessary to effectuate the purchase of the 9,500 square feet modular office currently installed and leased at the Premises; and
- 4) Authorize and direct the Chief Executive Officer and the Directors of Health Services and Internal Services Department to take actions necessary and appropriate to implement the project. The lease amendments will be effective upon approval by the Board of Supervisors.

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YV/DW

DATE POSTED – February 2, 2016

NOTICE OF PREPARATION OF NEGATIVE DECLARATION

This notice is provided as required by the California Environmental quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of an Environmental Information Form showing background information as follows:

1. Name of Proponent - County of Los Angeles
Chief Executive Office
2. Address/Phone No. - 222 South Hill Street, 3rd Floor
Los Angeles, California 90012

<u>Agent</u>	<u>Telephone</u>
MiguelCovarrubias	(213) 974-4164

3. Date Information Form Submitted – February 2, 2016
4. Agency Requiring Information Form - Los Angeles County
Chief Executive Office
5. Address of Facility Involved – 640 and 646 South Maple Ave, Los Angeles,
CA 90014
6. Description of Project - The leasing of office space in an existing commercial
building to be used by the County of Los Angeles,
Department of Health Services for offices providing
services to area residents.
7. Finding for Negative Declaration - It has been determined that this project will
not have a significant effect on the
environment.

Interested parties may obtain a copy of the Negative Declaration and the completed Environmental Information Form/Initial Study by contacting the Real Property Agent indicated under 2. above and referring to the proposal by name or to the facility by address.

Si necesita informacion en espanol, por favor de comunicarse con el agente designado, para asistencia en obtener una traduccion.

ORIGINAL FILED

FEB 02 2016

LOS ANGELES, COUNTY CLERK

COUNTY OF LOS ANGELES
CHIEF EXECUTIVE OFFICE

NEGATIVE DECLARATION

I. Location and Description of the Project

The proposed project is for the County of Los Angeles to lease facilities at 640 and 646 South Maple Avenue, Los Angeles, California, which will be used by the Department of Health Services for offices providing services to area residents. The facilities, located in the Second Supervisorial District approximately 1 mile from the Los Angeles Civic Center, includes 9,500 square feet of office space. The Landlords have no expansion plans beyond the scope of this project.

II. Finding of No Significant Effect

Based on the attached initial study, it has been determined that the project will not have a significant effect on the environment.

III. Mitigation Measures

None required.

NEGATIVE DECLARATION

Department Name: Health Services
Project: Housing for Health Sobering Center.

Pursuant to Section 15072, California Environmental Quality Act and California Administrative Code Title 14, Division 6

1. Description of Project

The leasing of existing office space in an existing commercial building to be used by the County of Los Angeles, Department of Health Services providing services to area residents.

2. a. Location of Project (plot plan attached)

640 and 646 South Maple Avenue, Los Angeles, CA 90014

b. Name of Project Proponent

County of Los Angeles
Chief Executive Office
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

3. Finding for Negative Declaration

It has been determined that this project will not have a significant effect on the environment based on information shown in the attached Environmental Information Form dated February 2, 2016 which constitutes the Initial Study of this project.

4. Initial Study

An Initial Study leading to this Negative Declaration has been prepared by the Chief Executive Office and is attached hereto.

5. Mitigation Measures Included in Project

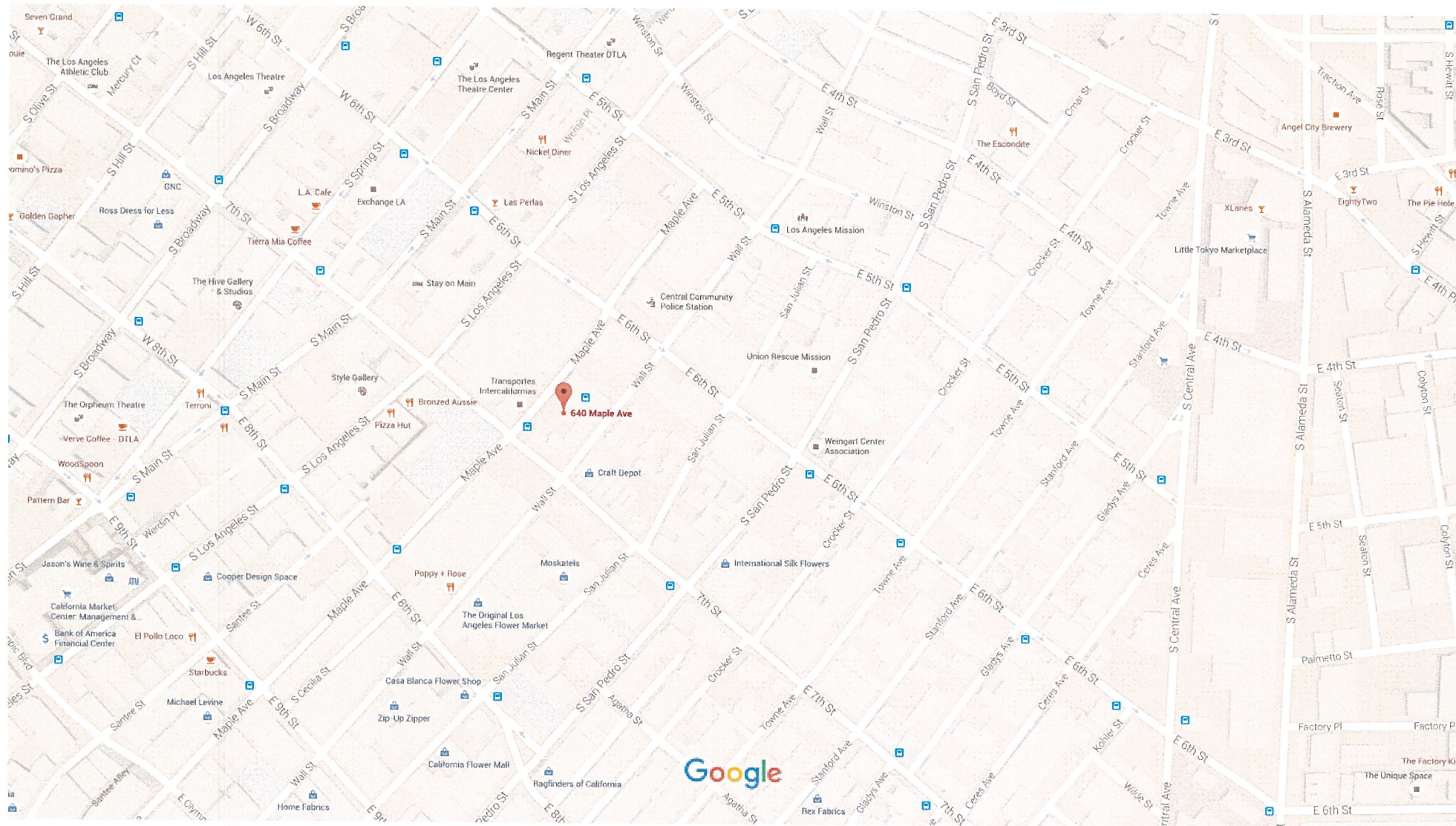
None required.

Date
February 2, 2016

Real Property Agent
Miguel Covarrubias

Telephone
(213) 974-4164

Google Maps 640 Maple Ave



Map data ©2016 Google 200 ft

INITIAL STUDY

I. Location and Description of Project

The proposed leased premises are located at 640 and 646 South Maple Avenue, Los Angeles located in the Second Supervisorial District approximately 1 mile east of the Los Angeles Civic Center and south of the 101 Freeway. (See attached map)

The building to be used is owned by Maple Avenue Investments, LLC and 646 S. Maple Holdings, LLC and is intended for use as office space providing health services to area residents. Public parking is located in the adjacent parking structure and surface streets surrounding the area.

This project consists of leasing 16,344 square feet of land improved with a 9,600 square foot modular office building previously installed by the County at this facility for 8 years occupancy by the Department of Mental Health. It is anticipated that an average of 20 employees will be occupying the premises with the maximum employee occupancy anticipated to be 15 per day. In addition to the employees, it is anticipated that an average of 50 members of the public will be visiting the daily. No expansion of existing premises will occur for this project and no alterations, except for interior furnishings, will be performed for this project.

II. Compatibility with General Plan

This project site is currently designated as commercial office use in the City of Los Angeles General Plan and zoned COCL. The proposed project would be consistent with these designations.

III. Environmental Setting

The project site is located in an area of commercial type facilities. The site includes approximately 9,500 square feet of developed property. The site is located on Maple Avenue between 6th Street on the north and 7th Street on the South and on 6th Street between Los Angeles Street on the west and Wall Street on the east.

IV. Identification of Environmental Effects

- A. The impact of the proposed project on existing land forms will be negligible as no reshaping of the soil nor excavation nor foundations, utility lines, sewer lines or water lines will be necessary.
- B. The project will not conflict with adopted environmental plans and goals of the City of Los Angeles.
- C. The project will not have a substantial demonstrable negative aesthetic effect on the site. The existing facility will be continued to be maintained

as part of the lease arrangement.

- D. No rare or endangered species of animal or plant or the habitat of the species will be affected by the project. Nor will it interfere substantially with the movement of any resident fish or wildlife species or migratory fish or wildlife species.
- E. The project will not breach published national, state or local standards relating to solid waste or litter control.
- F. Development will not substantially degrade water quality, contaminate water supply, substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge.
- G. There are no known archeological sites existing at the project site.
- H. The proposed project will not induce substantial growth or concentration of population.
- I. The project will not cause a substantial increase to existing traffic. Nor will it affect the carrying capacity of the present street system. This is a government use of private property for public benefit purposes. The County's use is in conformance with uses approved by the City of Los Angeles.
- J. The project will not displace any persons from the site.
- K. The project will not substantially increase the ambient noise levels to adjoining areas. Noise generated by the proposed County use does not exceed that previously experienced in the area when occupied by private tenants.
- L. The proposed developed project will not cause flooding, erosion or siltation.
- M. The project will not expose people or structures to major geologic hazards.
- N. The project will not expend a sewer trunk line. All necessary utilities are available currently to the facility.
- O. No increased energy consumption is anticipated by the County's use of the premises.
- P. The project will not disrupt or divide the physical arrangement of established community; nor will it conflict with established recreational, educational, religious or scientific uses of the area.
- Q. No public health or safety hazard or potential public health or safety hazard will be created by this project.

- R. The project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

V. Discussions of Ways to Mitigate Significant Effects

The proposed project is not expected to create any significant effects on the environment. To mitigate any effects upon the surrounding community the following measures will be implemented:

- A. None Required.

VI. Initial Study Preparation

This study was prepared by Miguel Covarrubias of the Los Angeles County Chief Executive Office, Real Estate Division. This study was completed on February 2, 2016.